

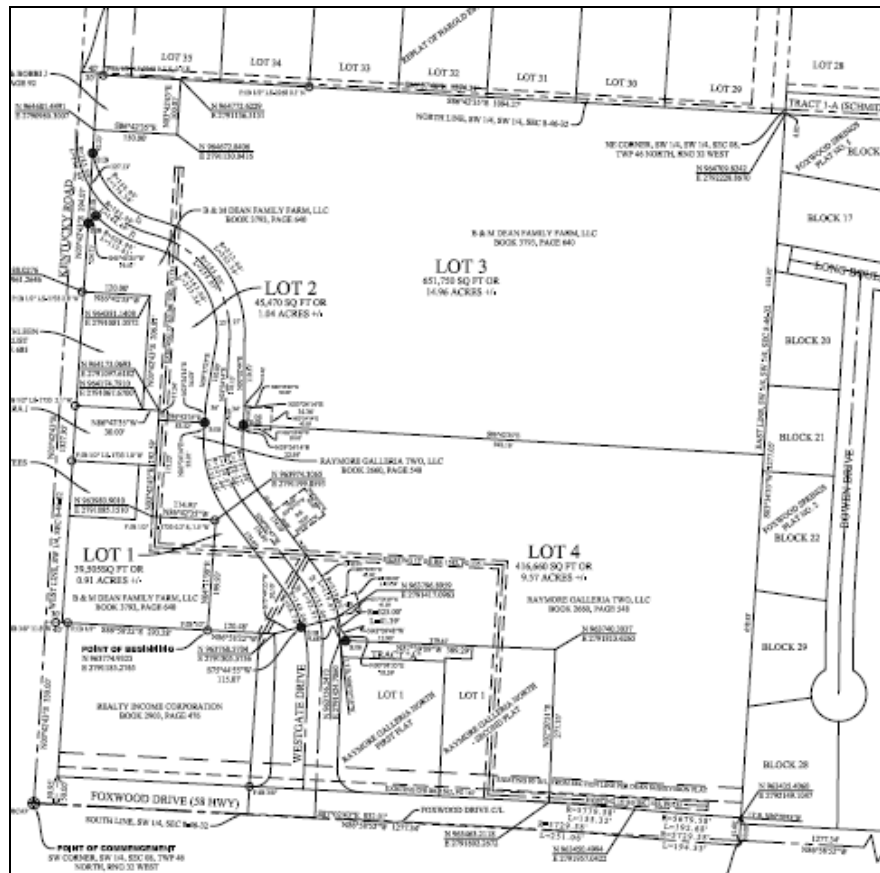


To: City Council
From: Planning and Zoning Commission
Date: December 9, 2019
Re: Case #19026 - Westgate Final Plat

GENERAL INFORMATION

Applicant: City of Raymore
 100 Municipal Circle
 Raymore, MO 64083

Property Location: North of 58 Highway, East of Kentucky Road

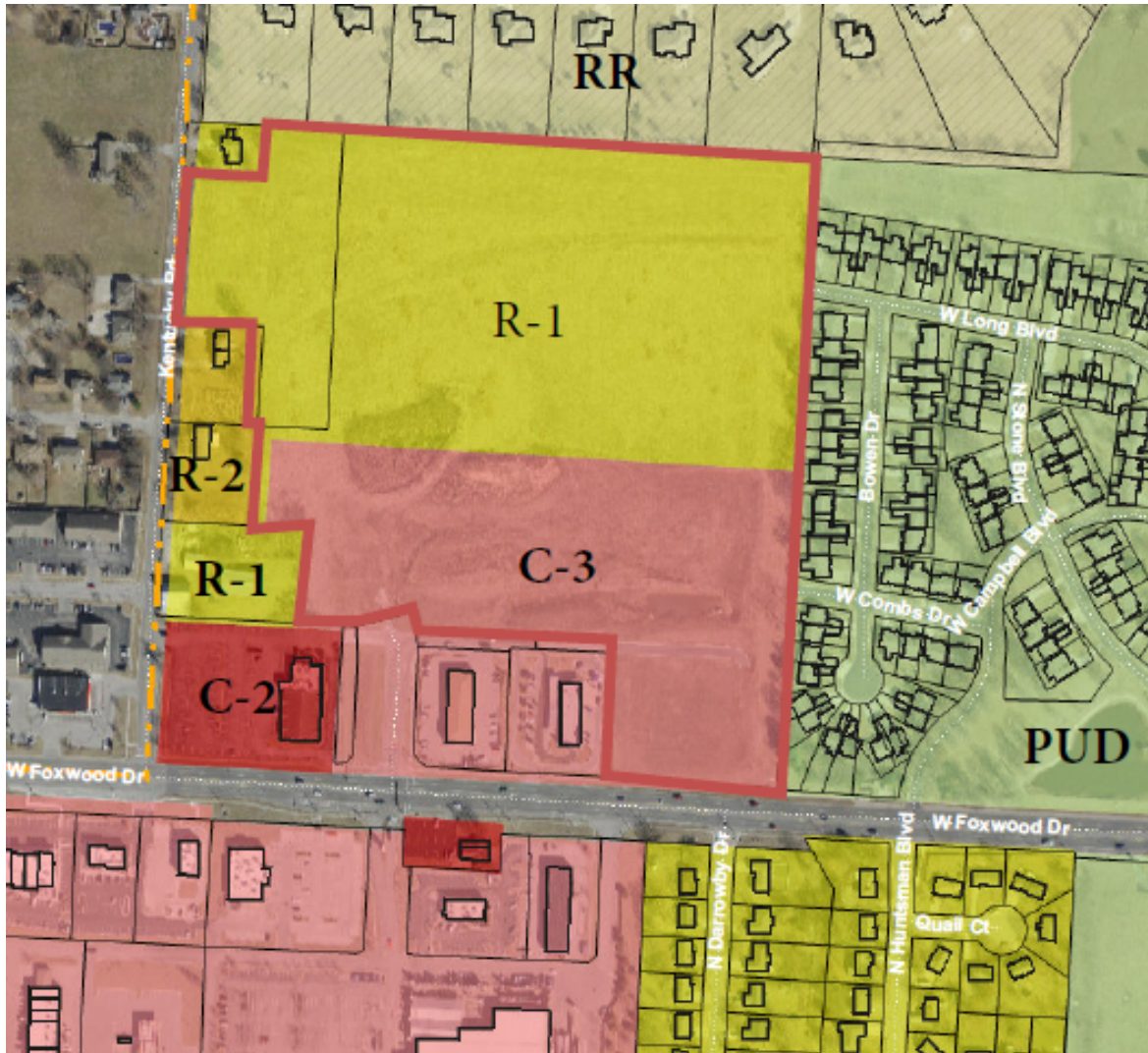


2018 Aerial Photograph:



Existing Zoning:

“C-3” Regional Commercial
“R-1” Single-Family Residential



Existing Surrounding Zoning:

North: “RR” Rural Residential
South: “C-3” Regional Commercial
East: “PUD” Planned Unit Development
West: “R-1” Single-Family Residential
“R-2” Single and Two-Family Residential

Existing Surrounding Uses:

North: Single Family Residential
South: Commercial
East: Multiple-Family Residential
West: Single and Two-Family Residential

Total Tract Size: 27.83 acres

Total Number of Lots: 4 Lots

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies the southern half of the plat as Commercial and the northern half of the plat as Low-Density Residential.

Major Street Plan: The Major Thoroughfare Plan Map classifies 58 Highway as a Major Arterial and Kentucky Road as a Minor Arterial.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain approval for Westgate Final Plat.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

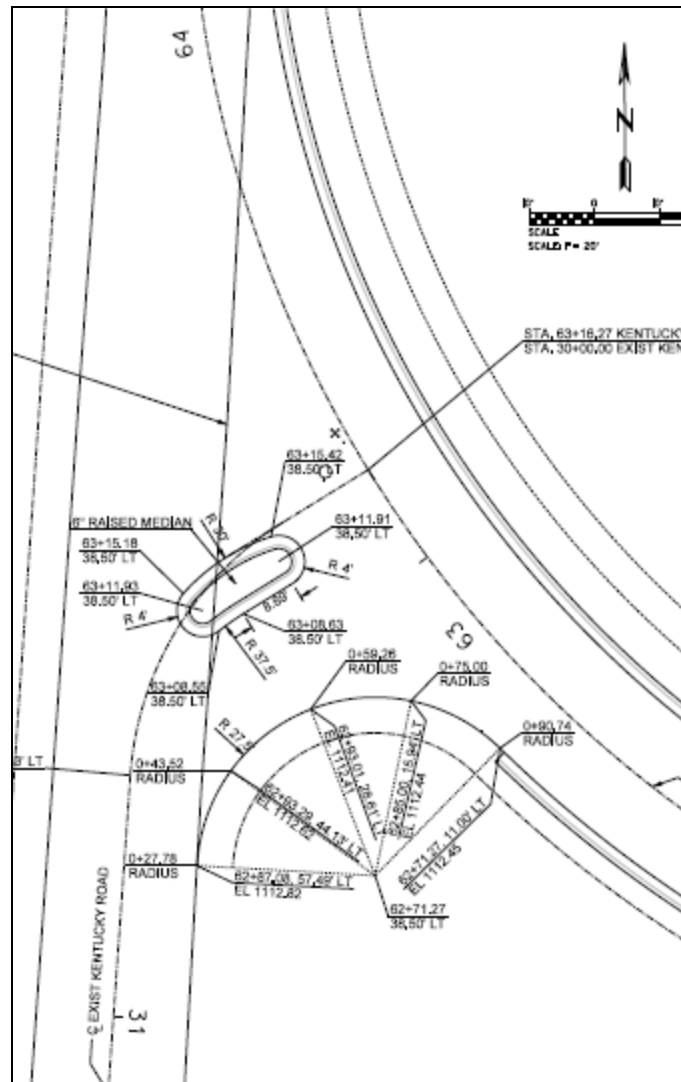
1. The Raymore Galleria North Preliminary Plat was approved by City Council on June 28, 2010.
2. The Raymore Galleria North First Final Plat was approved by City Council on November 8, 2010.
3. The Raymore Galleria North Second Final Plat was approved by City Council on February 12, 2013.

ENGINEERING DIVISION COMMENTS

In its attached memorandum, the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. The purpose of the final plat is to establish the necessary right-of-way for Westgate Drive. Westgate Drive is a proposed roadway segment that was included as part of the 2016 General Obligation Bond election.
2. The right-of-way, and associated roadway, were designed to have minimal impact on the existing farm pond and existing residential properties to the west.
3. Width of the roadway will transition from twenty-six feet at the north to forty-feet wide at the south where the new road will connect with the existing pavement.
4. Northbound traffic on existing Kentucky Road will be stopped at its intersection with Westgate Drive. A small island will be installed in the existing pavement area to direct northbound traffic on existing Kentucky Road.



5. Southbound traffic on existing Kentucky Road will be able to continue south onto the existing Kentucky Road or travel unstopped onto Westgate Drive.
6. Sidewalk and trail segments along Westgate Drive will be installed at the time adjacent lots are developed..
7. Engineering plans for Westgate Drive have been approved by the Engineering Division.
8. Recording of the final plat will formally dedicate the right-of-way to the City of Raymore.
9. Temporary construction easements, not illustrated on the final plat drawing, will be necessary to construct the roadway.
10. The existing road pavement to the west of Firestone will be widened to allow for a dedicated right-turn lane, dedicated through lane, and a dedicated left-turn lane for southbound traffic.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Plat. Westgate Drive is in the general location identified for the roadway on the Transportation Plan.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

There were no conditions attached to the approval of the Preliminary Plat.

REVIEW OF INFORMATION AND SCHEDULE

| | | | |
|---------------|----------------------------|------------------------------------|------------------------------------|
| <u>Action</u> | <u>Planning Commission</u> | <u>City Council 1st</u> | <u>City Council 2nd</u> |
| Review | December 3, 2019 | December 9, 2019 | December 23, 2019 |

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #19026, Westgate Final Plat, to the City Council with a recommendation for approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its December 3, 2019 meeting, voted 9-0 to accept the staff proposed findings of fact and forward Case #19026, Westgate Final Plat, to the City Council with a recommendation for approval.

CITY COUNCIL ACTION 1ST READING - 12/9/2019

The City Council, at its December 9, 2019 meeting, voted 8-0 to accept the Planning and Zoning Commission proposed findings of fact and approved Case #19026 Westgate Final Plat on 1st reading.